



## Representation Form

### Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website [www.chichester.gov.uk/localplanreview](http://www.chichester.gov.uk/localplanreview)

**All comments must be received by 11.59 pm on Thursday 7 February 2019.**

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website [www.chichester.gov.uk/localplanreview](http://www.chichester.gov.uk/localplanreview) (**Recommended**)
- Complete this form on your computer and email it to us at [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk)
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

#### **How to use this form**

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk) or telephone 01243 785166.

<b>PART A</b>	Your Details	Agent's Details (if applicable <sup>1</sup> )
Full Name	RYDON HOMES LTD	SIGMA PLANNING SERVICES
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Organisation (if applicable)		
Position (if applicable)		

Is this the official view of the organisation named above? Yes  No

## PART B

Please use a new form for each representation that you wish to make. Please note anonymous comments cannot be accepted. Any personal information provided will be processed by Chichester District Council in line with the General Data Protection Regulations 2018. More information is available at:

<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	127-129 6.86 – 6.90	Policy Reference:	AL13
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Do you support, object, or wish to comment on this policy or paragraph?  
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

1. The Local Plan Review (Preferred Approach) identifies Southbourne as a defined “settlement hub” which is a suitable location for strategic development during the Plan Period. It is a sustainable settlement with the advantage of having a railway station within the village. Rydon Homes Ltd agree that the settlement is capable of playing a significant role in the provision of strategic housing numbers across the District.

2. The Local Plan Review sets the requirement of around 1250 dwellings at Southbourne to be phased throughout the Plan Period together with employment land and supporting uses. Rydon Homes Ltd agree that development of around 1250 dwellings can be accommodated and delivered at Southbourne during the Plan Period and there is further potential for a total of around 3000 dwellings. This is a relevant consideration in relation to representations by Rydon Homes Ltd and others with regard to the level of objectively assessed housing need across the District. The housing numbers proposed by the Local Plan Review should be increased and part of this increase can be accommodated at Southbourne. The requirement in Policy AL13 for around 1250 dwellings should therefore be increased to around 3000 dwellings.

3. Apart from this suggested increase in the number of dwellings proposed by Policy AL13 the policy is supported and the criteria appear to comprehensively cover the planning considerations necessary to achieve a successful development outcome and to provide guidance to those preparing a review of the Southbourne Neighbourhood Plan which will identify potential development sites.

4. However existing work has been carried out to identify a suitable location for development on the scale proposed and this enables further guidance to be provided within Policy AL13.

5. The Parish Council vision suggests that development should be in a single large area which could be either to the east or west of the village.

6. However the constraints to development on the scale proposed are more limiting:-

- To the south of the A259 there is extreme visual and environmental sensitivity in relation to the Chichester and Langstone Harbours SPA and the AONB. Any significant development to the south of the A259 is likely to cause significant adverse impact upon these nationally important features, which Government policy says should be given the highest status of protection. Greater protection of the natural environment is one of the specific objectives of the Parish Council Vision.
  - To the north of the village there is restricted space between the existing northern edge of the village and the A27. New development would be cramped and unable to provide the generous amounts of greenspace associate with the development vision. This is particularly the case as a noise buffer is required to protect new housing from harmful noise impact from the A27. The area to the north is also remote from the main existing facilities and the railway station which are located within the southern part of the village. The high pressure gas main is also a major constraint.
  - To the west of the village new development would lead to the coalescence of the settlements of Southbourne and Hermitage/Emsworth creating a solid area of unrelieved linear development for several miles and the loss of identity of both settlements. Avoiding such coalescence is one of the particular objectives of the Parish Council Vision and is also an objective of the new Local Plan. Under the heading "Countryside and Countryside Gaps" Paragraph 5.42 of the Preferred Approach version of the Plan refers to the importance of keeping settlements separate in order to maintain the individual identity of communities. Development on the western side of the village would also seriously compromise the environment of the Bourne Community College in terms of the open outlook and rurality that the school and its playing fields currently enjoy. New development would seriously enclose and urbanise the premises and permanently change the experience of the environment enjoyed by successive students attending the school in the future.
  - By contrast the area to the east of the village is relatively unconstrained. There are no adjoining settlements in close proximity, no areas of designated high level landscape or environmental quality that would be closely affected and there is ample space to plan and integrate a village expansion which is not cramped, can be developed imaginatively, with generous areas of greenspace provided, biodiversity enhanced and includes provision of the local infrastructure that is required.
7. From this it is evident that the eastern side of the village is the best, and realistically probably the only, location that can accommodate development of the proposed scale without prejudicing important objectives that are set out in the Parish Council Vision.
8. This conclusion is confirmed by the Chichester District Council HELAA which demonstrates that achievable sites are grouped on the eastern site of the village with capacity for about a total of 3000 dwellings (Parish of Southbourne plan attached).
9. Rydon Homes Ltd have prepared a Development Vision document in response to the Parish Council request for proposals to be submitted to them. This is currently being finalised and will be submitted to Chichester District Council, by way of additional Representations, shortly. It comprises an illustrative masterplan showing one way that development on the scale proposed can be accommodated on the eastern side of the settlement and describes how objectives relating to Transport, Connectivity, Community Infrastructure, Green Infrastructure, Biodiversity, Sense of Place, Phasing, Future Proofing and a range of dwelling types and mix might be achieved. This obvious suitability should be recognised by Policy AL13 to provide better guidance for the preparation of the review of the Southbourne Neighbourhood Plan.



(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website [www.chichester.gov.uk](http://www.chichester.gov.uk) and may be identifiable by my name or organisation, if provided.

Name ( <i>print</i> ):	SIGMA PLANNING SERVICES
Date:	7 <sup>TH</sup> February 2019